

Category: Single Family**LUA11-098 / FRAN'S PLAN LLA****Status: RECORDED****Submittal Date:** 12/02/2011**Acceptance Date:** 12/14/2011**Decision Date:** 01/09/2012**Associated Land Use Actions** Lot Line Adjustment**Address:**1402 N 36TH ST
1414 N 36TH ST**Description:** Applicant proposes to adjust the lot lines for 2 existing lots, New Lots A and B together comprise 21,282 sf. Presently, Lot A is 11,194 sf and Lot B is 10,088 sf. The resulting resulting lots would be New Lot A at 10,182 sf and New Lot B at 11,100 sf. The property is zoned R-8.**Applicant:**THOMAS KEVIN
18531 SE 224TH STREET
KENT WA
425.413.6946
wirekat@comcast.net**Tax ID**3342700465
3342700466**Contact:**THOMAS KEVIN
18531 SEN 224TH STREET
KENT WA
425.413.6946
wirekat@comcast.net**Owner:**THOMAS KEVIN A+FRANCES H
18531 SE 224TH ST
KENT WA**Planner:**

Gerald Wasser

LUA11-097 / PUGET COLONY LLA 2**Status: RECORDED****Submittal Date:** 11/30/2011**Acceptance Date:** 12/14/2011**Decision Date:** 12/21/2011**Associated Land Use Actions** Lot Line Adjustment**Address:**5005 SE 2ND ST
4921 SE 2ND ST
4915 SE 2ND ST**Description:** Applicant proposes to adjust the lot lines for 3 existing lots, Lots X,Y, and Z which together comprise 33,314 sf. Presently, Lot X is 11,934 sf; Lot Y is 11,370 sf, and Lot Z is 10,010 sf. The resulting parcels would be Lot X at 11,836 sf; Lot Y at 10,728 sf; and Lot Z at 10,749 sf. The property is zoned R-8.

Category: Single Family**LUA11-097 / PUGET COLONY LLA 2****Status: RECORDED**

Applicant: JONES WM WAYNE JR
 LAKERIDGE DEVELOPMENT INC
 PO BOX 146
 RENTON WA
 425.228.9750

Tax ID

6928000530

6928000510

6928000520

Contact: JONES WM WAYNE JR
 LAKERIDGE DEVELOPMENT INC
 PO BOX 146
 RENTON WA
 425.228.9750

Owner: ELAINE WEINBERG
 5005 SE 2ND STREET
 RENTON WA

Owner: GALUSHA GREGORY S
 22753 SE 266TH ST
 MAPLE VALLEY WA

Planner: Gerald Wasser

Reviewer: Kayren Kittrick

LUA11-095 / JEFFERSON GLADE SHORT PLAT**Status: APPROVED**

Submittal Date: 11/21/2011

Acceptance Date: 12/09/2011

Decision Date: 02/01/2012

Associated Land Use Actions , Administrative Short Plat

Address:

3001 NE 16TH ST

Description: The applicant is requesting a 4-lot one tract short subdivision of a 16,517 square foot parcel in the Residential-14 dwelling units per acre zone. The applicant is proposing to develop proposed Lots 2 - 4 with single family homes and maintain the existing duplex on proposed Lot 1. The proposed lots would range in size from 1,980 square feet to 5,077 square feet. All lots would be accessed via one curb cut along NE 16th street. Each individual parking area would be accessed via shared grasscrete driveway. The site does not contain any critical areas. The site contains 13 significant trees of which 8 are proposed to be retained and 12 new trees are proposed to be planted. The applicant submitted a stormwater study with the application and would provide street frontage improvements along Jefferson Avenue NE and NE 16th Street.

Applicant: HOWTON JAMES
 SIJI NORTHWEST LLC
 12018 SE 51ST ST
 BELLEVUE
 425-641-4276

Tax ID

7227801475

Category: Single Family**LUA11-095 / JEFFERSON GLADE SHORT PLAT Status: APPROVED**

Owner: SIDNEY RODABOUGH
367 TEMPLE MEADOW LN.
RICHLAND, WA
509-628-1502

Planner: Vanessa Dolbee

Reviewer: Arneta Henninger

LUA11-094 / CARMONA LOT LINE ADJUSTMENT Status: RECORDED

Submittal Date: 11/17/2011

Acceptance Date: 12/08/2011

Decision Date: 03/12/2012

Associated Land Use Actions Lot Line Adjustment

Address:

206 NW 4TH ST

Description: Applicant proposes to adjust the lot lines on two existing lots which comprise a total of 12,461 s.f. The lots are currently oriented in an east/west direction. The new configuration would orient the lots in a north/south direction. Current Lot 5 is 5,777 s.f. and current Lot 6 is 6,684 s.f. New Lot 1 would be 6,533 s.f. and new Lot 2 would be 5,928 s.f. The property is zoned R-8.

Applicant: CARMONA MICHAEL
206 NW 4TH STREET
RENTON WA
206.795.7785

Tax ID

4202400395

Contact: WILOSON TERRY
CRAMER NW
PO BOX 158
KENT WA
253.852.4880
terry@cramernw.com

Owner: CARMONA PAUL
206 NW 4TH
RENTON WA

Planner: Gerald Wasser

LUA11-093 / LOZIER AT LAUREL CREST SPECIAL Status: APPROVED

Submittal Date: 11/14/2011

Acceptance Date: 12/09/2011

Decision Date: 12/09/2011

Associated Land Use Actions Special Fence Permit

Address:

4803 NE 3RD PL

Category: Single Family**LUA11-093 / LOZIER AT LAUREL CREST SPECIAL Status: APPROVED**

Description: CONSTRUCT 6' TALL WOODEN FENCE WITHIN THE SIDE YARD ALONG A STREET SETBACK OFF OF ELMA PL NE WHEN CODE PERMITS A MAXIMUM OF ONLY 4' WITHOUT SPECIAL APPROVAL

Applicant: LOZIER AT LAUREL CREST LLC
1203 114TH AVE SE
BELLEVUE WA
425-635-3930

Tax ID

5045700230

Owner: LOZIER AT LAUREL CREST LLC
1203 114TH AVE SE
BELLEVUE WA

Planner: Gerald Wasser

LUA11-089 / SKAGEN SHORT PLAT Status: APPROVED

Submittal Date: 10/31/2011

Acceptance Date: 11/17/2011

Decision Date: 02/02/2012

Associated Land Use Actions , Administrative Short Plat

Address: 198TH AND TALBOT

Description: The applicant is requesting Preliminary Short Plat approval for the subdivision of an existing 1.16 acre parcel into 5 lots for the future construction of single family residences. The project site is located within the Residential - 4 (R-4) dwelling units per acre zoning classification. the applicant is requesting the clustering of all 5 lots with Tract B to be used to satisfy the open space requirements. The proposed lots would range in size from 6,941 square feet in area to 7,099 square feet. Access to the Lots 1-4 would be provided via two shared driveways extended from Tabot Rd. Lot 5 would be accessed via a driveway also extended from Talbot Rd.

Applicant: SKAGEN LARA LYNN & JOHN MICHAEL
12050 SE 178TH ST
RENTON WA
425-435-7508

Tax ID

7931000058

Contact: KITZES PHILLIP
PK ENTERPRISES
23035 SE 263RD ST
MAPLE VALLEY, WA
206-227-7445

Owner: SKAGEN MICHAEL J
PO BOX 58279
RENTON WA

Planner: Rocale Timmons

Reviewer: Jan Illian

Category: Single Family**LUA11-088 / NELSON PRELIMINARY PLAT****Status: APPROVED****Submittal Date:** 10/31/2011**Acceptance Date:** 11/17/2011**Decision Date:** 02/28/2012**Associated Land Use Actions**

, Environmental (SEPA) Review, Modification, Preliminary Plat

Address:

2008 NE 12TH ST

Description: The applicant is requesting Preliminary Plat approval and Environmental (SEPA) Review for the subdivision of an existing 1.62 acre parcel into 9 lots for the future construction of single family residences and two additional tracts; one for drainage and the other for access. The project site is located within the Residential - 8 (R-8) dwelling units per acre zoning classification. The proposed lots would range in size from 4,784 square feet in area to 6,780 square feet. Access to the Lots 1-5 and 8-9 would be provided via extension of Monterey Ave eventually connecting to Nile Ave NE. Lot 7 is proposed to gain access from the proposed access tract extended from the new portion of Monterey Ave. Lot 6 would gain access directly from NE 12th St. There are no critical areas located on site.

6/30/2012 Applicant requesting modification in order to re-align internal road and modify proposed lot dimensions.

8/20/2012 Modification Granted

Applicant:

SIGNATURE HOMES
PO BOX 1910
MILTON, WA
2536061370

Tax ID

3343902520

Contact:

OFFE ENGINEERS
13932 SE 159TH PL
RENTON
4252603412

Owner:

NELSON PHYLLIS A
2008 NE 12TH ST
RENTON WA

Planner:

Rocale Timmons

Reviewer:

Jan Illian

LUA11-083 / VENTIN ADDITIONAL ANIMALS PERM**Status: APPROVED****Submittal Date:** 10/18/2011**Acceptance Date:** 11/16/2011**Decision Date:** 12/08/2011**Associated Land Use Actions** Additional Animals Permit**Address:**

4005 NE 7TH ST

Description: REQUEST TO EXCEED THE MAXIMUM OF 3 HOUSEHOLD PETS TO ALLOW 2 DOGS (1 - 50LB VIZSLA AND 1 - 8 LB CHI-JACK) AND THREE CATS.

Category: Single Family**LUA11-083 / VENTIN ADDITIONAL ANIMALS PERM Status: APPROVED**

Owner: VENTIN VINCENT T+HEIDI J
4005 NE 7TH
RENTON WA

Tax ID

0421000440

Planner: Jennifer Henning

LUA11-082 / SOUNDBUILT DESIGN MOD Status: APPROVED

Submittal Date: 10/17/2011

Acceptance Date: 10/18/2011

Decision Date: 10/18/2011

Associated Land Use Actions Modification

Address:

5014 NE 24TH ST

Description: APPLICANT REQUESTS A RESIDENTIAL DESIGN STANDARD MODIFICATION FOR A THREE CAR ATTACHED GARAGE IN ASSOCIATION WITH A PROPOSED SINGLE-FAMILY HOUSE.

Applicant: EARP JOHN LUCKY
SOUNDBUILT HOMES
PO BOX 73790
PUYALLUP WA
253.539.0514

Tax ID

6061400290

Contact: EARP JOHN LUCKY
SOUNDBUILT HOMES INC
PO BOX 73790
PUYALLUP WA
253.848.0820

Owner: SOUNDBUILT NORTHWEST LLC
PO BOX 73790
PUYALLUP, WA

Planner: Gerald Wasser

LUA11-081 / JOSIAH'S VARIANCES Status: APPROVED

Submittal Date: 10/13/2011

Acceptance Date: 10/27/2011

Decision Date: 12/29/2011

Associated Land Use Actions , Administrative Variance, ,

Address: 34XX LK WA BLVD N (APN 334210-0034)

Description: The applicant is requesting approval of Administrative Variances from RMC 4-2-110A regulating front yards, rear yards, side yards along a street, and building coverage for primary and attached accessory structures; and from 4-2-110D.4.c regulating the height of uncovered steps in the R-8 zone. The applicant is proposing to construct a 3-level, 2,568 sq. ft. single-family house on a 2,953 sq. ft. parcel. The variances would be to allow for: 1.) A 9-ft. front yard setback when a minimum 15-ft. front yard setback is required; 2.) A 13.5-ft.

Category: Single Family**LUA11-081 / JOSIAH'S VARIANCES****Status: APPROVED**

rear yard setback when a 20-ft. rear yard setback is required; 3.) A 5-ft. side yard along a street setback where a 15-ft. side yard along a street setback is required; 4.) steps exceeding 18 in. in height within a side yard along a street setback; and 5) building coverage of 37.5% when 35% or 2,500 sq. ft., whichever is greater, is required. Access to the proposed single-family residence would be via a new driveway from Lake Washington Blvd N.

Contact: MONSEF PAUL
MONSEF CONSTRUCTION& DESIGN
5100 64TH DR NE
MARYSVILLE WA
206.612 8647
paul@monsefdesign.com

Owner: DONOGH SCOTT
DONOGH HOMES
1745 NILE AVE NE
RENTON WA
206.730.0114

Planner: Gerald Wasser

LUA11-079 / OLYMPUS VILLA FINAL PLAT**Status: RECORDED**

Submittal Date: 09/28/2011

Acceptance Date: 10/12/2011

Associated Land Use Actions Final Plat

Address: EAST OF NILE AVE NE AND APPROX 700 FEET

Description: 11 LOT FINAL PLAT

Applicant: CAMWEST DEVELOPMENT
9720 NE 120TH PLACE
KIRKLAND, WA
425-825-1955

Tax ID

1123059065

Owner: KNOWLTON BRUCE
CAMWEST OLYMPUS VILLA LLC
9720 NE 120TH PLACE
KIRKLAND, WA
425-825-1955 ext142

Planner: Arnetta Henninger

Reviewer: Rocale Timmons

LUA11-078 / ISOLA HOMES MODS 2828 LWB**Status: APPROVED**

Category: Single Family**LUA11-078 / ISOLA HOMES MODS 2828 LWB Status: APPROVED****Submittal Date:** 09/27/2011**Acceptance Date:** 10/10/2011**Decision Date:** 10/10/2011**Associated Land Use Actions** Modification,**Address:**

2828 LAKE WASHINGTON BLVD N

Description: TWO URBAN DESIGN DISTRICT MODIFICATIONS TO ALLOW:

- 1) A FLAT TOP ROOF
- 2) WINDOW DETAILS WITH NO WINDOW WRAPS

Applicant:

LUMMI GROUP, LLC
 SUE JOHNSON
 2820 LAKE WASHINGTON BLVD N.
 RENTON

Tax ID

3342100569

Contact:

ISOLA HOMES
 555 S RENTON VILLAGE PL #570
 RENTON, WA
 425-282-0435

Owner:

JOHNSON SUSAN E
 2820 LAKE WASHINGTON BLVD N
 RENTON WA

Planner:

Jennifer Henning

LUA11-077 / ISOLA HOMES MODS AT 2822 LWB Status: APPROVED**Submittal Date:** 09/27/2011**Acceptance Date:** 10/10/2011**Decision Date:** 10/10/2011**Associated Land Use Actions** Modification,**Address:**

2822 LAKE WASHINGTON BLVD N

Description: THREE URBAN DESIGN DISTRICT MODIFICATIONS TO ALLOW:

- 1) A FLAT TOP ROOF
- 2) WINDOW DETAILS WITH NO WINDOW WRAPS
- 3) LESS FACADE MODULATION THAN REQUIRED

Contact:

ISOLA HOMES
 555 S RENTON VILLAGE PLACE #570
 RENTON, WA
 425-282-0435

Tax ID

3342100567

Owner:

JOHNSON SUSAN E
 2820 LAKE WASHINGTON BLVD N
 RENTON WA

Planner:

Jennifer Henning

Category: Single Family**LUA11-076 / ISOLA HOMES DESIGN MOD AT 2816 Status: APPROVED****Submittal Date:** 09/27/2011**Acceptance Date:** 10/10/2011**Decision Date:** 10/10/2011**Associated Land Use Actions** Modification,**Address:**

2816 LAKE WASHINGTON BLVD N

Description: TWO URBAN DESIGN DISTRICT MODIFICATIONS TO ALLOW:

1) A FLAT TOP ROOF

2) WINDOW DETAILS WITH NO WINDOW WRAPS

Contact:

ISOLA HOMES

555 S. RENTON VILLAGE PLACE #570

RENTON, WA

425-282-0435

Tax ID

3342100565

Owner:

JOHNSON SUSAN E

2820 LAKE WASHINGTON BLVD N

RENTON WA

Planner:

Jennifer Henning

LUA11-074 / WILKE BRUSH CUTTING CAR Status: APPROVED**Submittal Date:** 09/07/2011**Acceptance Date:** 09/08/2011**Decision Date:** 09/08/2011**Associated Land Use Actions** , Critical Areas Exemption**Address:**

16618 111TH AVE SE

Description:

"CLEAN UP BLACKBERRIES AND WEEDS IN DRY CREEK BED"

CLASS 4 STREAM ON-SITE. APPLICANT ALSO IS EXPANDING/LOOPING EXISTING
RESIDENTIAL DRIVEWAY. NO CRITICAL AREA STUDY WAS SUBMITTED**Applicant:**

WILKE JERRY

Owner:

BUSSELLE PHUONG

16618 111TH AVE SE

RENTON WA

Planner:

Jennifer Henning

Tax ID

0088000410

LUA11-072 / CORDERO TEMPORARY USE PERMIT Status: APPROVED**Submittal Date:** 08/26/2011**Acceptance Date:** 09/01/2011**Decision Date:** 10/03/2011**Associated Land Use Actions** Tier 2 Temp Use Permit**Address:**

Category: Single Family**LUA11-072 / CORDERO TEMPORARY USE PERMIT****Status: APPROVED**

11674 SE 163RD ST

Description: The applicant requests a Temporary Use Permit in order to be allowed to have carport attached to the existing home, and within the side and possibly front setback areas of their yard. The carport is approximately 308 s.f. in size and is needed to provide weather protection for the occupants of the home who require a stable, dry surface for walking from their home to their vehicles, as an accommodation for their documented health conditions. The site is zoned Residential - 8 Dwelling Units per Acre (R-8). The project requires a Temporary Use Permit for medical hardship.

Applicant: CORDERO MARIA
11674 SE 163RD ST
RENTON, WA
425-226-8593

Tax ID

1423200185

Owner: CORDERO MARIA
11674 SE 163RD ST
RENTON, WA
425-226-8593

Planner: Jennifer Henning

Reviewer: Kayren Kittrick

LUA11-068 / HOQUIAM LLA**Status: RECORDED****Submittal Date:** 08/11/2011**Acceptance Date:** 08/31/2011**Decision Date:** 11/04/2011**Associated Land Use Actions** Lot Line Adjustment**Address:**

765 HOQUIAM AVE NE
5011 NE 8TH ST
5005 NE 8TH ST

Description: Applicant proposes to adjust the lot lines for 3 existing lots, Parcels A, B, and C which together comprise 40,399 square feet. Presently, Parcel A (APN 1023059165) is 20,206 sf; Parcel B (APN 1023059180) is 10,103 s.f, and Parcel C (APN 1023059229) is 10,090 s.f. The resulting parcels would be Lot 1 at 26,927 sf; Lot 2 at 6,736 sf; and Lot 3 at 6,736 s.f. The property is zoned R-8.

Applicant: WENZEL BOB
VINEYARDS CONSTRUCTION LLC
PO BOX 6127
BELLEVUE WA
206.714.6707

Tax ID

1023059165

1023059180

1023059229

Contact: OFFE DARRELL
OFFE ENGINEERS
13932 SE 159TH PLACE
RENTON WA
425.260.3412

Category: Single Family**LUA11-068 / HOQUIAM LLA****Status: RECORDED**

Owner: KONRAD WALT & PATRICIA L
765 HOQUIAM AVE NE
RENTON WA

Planner: Gerald Wasser

LUA11-066 / JOEY'S SHORT PLAT**Status: RECORDED**

Submittal Date: 08/08/2011

Acceptance Date: 08/26/2011

Decision Date: 01/05/2012

Associated Land Use Actions , Environmental (SEPA) Review, Administrative Short Plat

Address:

2208 JONES AVE NE

Description: Applicant requests to subdivide a 36,847 square foot parcel into two lots. The two resulting lots would be 17,882 s.f. (Lot 1) and 18,965 s.f. (Lot 2). Kennydale Creek, a Class 4 creek, is present and bisects the site. A Category 2 or 3 wetland (3,500 s.f.) is present on the northeast portion of the site. Both proposed lots would gain access from Jones Avenue NE. An existing house and two sheds are located on what would be Lot 1. The existing buildings are proposed to be retained. Once the wetland and stream area is deducted the resulting net developable area is 0.73 acres. A two-lot short plat would yield a density of 2.74 du/net acre. The site is generally flat. The project requires SEPA environmental review and short plat approval.

10/11/2011 - Reconsideration request of ERC decision and report received from Jean Stearns.

10/13/2011 - Appeal of administrative approval of Joey's Short Plat received from Susan Rider and William O'Connor. HEX hearing date TBD.

10/24/2011 - Amended ERC Report and Administrative Short Plat Report & Decision issued. ERC revised mitigation measures as a result of the reconsideration request.

11/7/2011 - new appeal/reconsideration deadline as a result of the 10/24/2011 amended document.

12/7/11 - Hearing Examiner public hearing scheduled to hear the appeal received from Susan Rider & William O'Connor.

01/05/12 - Hearing Examiner denied appeal received from Susan Rider & William O'Connor. New appeal period ends 01/19/12.

Applicant: HUGHES WILFORD
WH HUGHES CO
14401 ISSAQUAH HOBART ROAD
ISSAQUAH WA
425.444.3367

Tax ID

3343903602

Category: Single Family**LUA11-066 / JOEY'S SHORT PLAT****Status: RECORDED**

Contact: HUGHES WILFORD
WH HUGHES CO
14401 ISSAQUAH HOBART ROAD
ISSAQUAH WA
425.444.3367

Owner: TAYLOR LORRAINE
2208 JONES AVE NE
RENTON WA

Planner: Gerald Wasser

Reviewer: Jan Illian

LUA11-062 / NORTON SETBACK VARIANCE**Status: APPROVED**

Submittal Date: 07/26/2011

Acceptance Date: 08/09/2011

Decision Date: 09/07/2011

Associated Land Use Actions Administrative Variance

Address:

3415 BURNETT AVE N

Description: The applicant is requesting approval of an Administrative Variance from RMC 4-2-110A and 4-2-110D.4.c regulating rear yard setbacks for primary and attached accessory structures in the Residential - 8 dwelling units per acre (R-8) zone. The applicant is proposing to construct two wooden decks with a total area of 459 square feet (275 square feet and 184 square feet) in association with a single-family house (currently under construction) on a 3,537 square foot lot. The variance would be to allow steps and decks which would be up to 48 inches in height within the rear yard setback where steps and decks may be no greater than 18 inches in height.

Applicant: STETTLER DAN
3346 NE BLAKELY STREET
SEATTLE WA
206.7293663
dan@stettlerdesign.com

Tax ID

3342100010

Contact: DANIEL STETTLER
3346 NE BLAKELEY
SEATTLE WA
206.729.3663

Contact: STETTLER DANIEL
3346 NE BLAKELEY
SEATTLE WA
206.729.3663

Owner: GEIGER DEAN A+SARAH C
3415 BURNETT AVE N
RENTON WA

Category: Single Family**LUA11-062 / NORTON SETBACK VARIANCE****Status: APPROVED**

Owner: NORTON DAN& JACKIE
 3415 BURNETT AVENUE NORTH
 RENTON WA
 206.730.6785

Planner: Gerald Wasser

Reviewer: Kayren Kittrick

LUA11-060 / DARLENE JOHNSON MOD**Status: APPROVED**

Submittal Date: 07/21/2011

Acceptance Date: 08/01/2011

Decision Date: 08/01/2011

Associated Land Use Actions Modification

Address:

614 GRANT AVE S

Description: MODIFICATION OF ALLEY ACCESS STANDARD TO ALLOW STREET ACCESS.

Applicant: HANSON JIM
 J.HANSON CONSULTING LLC
 17446 MALLARD COVE LANE
 MT. VERNON WA
 360.422.5056
 jchanson@wavecable.com

Tax ID

5640500110

Contact: HANSON JIM
 J HANSON CONSULTING LLC
 17446 MALLARD COVE LANE
 MT VERNON WA
 360.422.5056
 jchanson@wavecable.com

Owner: JOHNSON DARLENE
 608 GRANT AVE NE
 RENTON WA

Planner: Gerald Wasser

LUA11-058 / BADISSY SPECIAL FENCE PERMIT**Status: DENIED**

Submittal Date: 07/08/2011

Acceptance Date: 07/27/2011

Decision Date: 07/27/2011

Associated Land Use Actions Special Fence Permit

Address:

250 PARK AVE N

Description: REQUEST TO ALLOW RECENTLY CONSTRUCTED 6-FOOT WOODEN FENCE TO REMAIN IN

Category: Single Family**LUA11-058 / BADISSY SPECIAL FENCE PERMIT****Status: DENIED**

FRONT YARD AND SIDE YARD ALONG A STREET WHERE CODE ALLOWS A MAXIMUM OF 4 FEET.

IF APPLICATION IS SUCCESSFUL, APPLICATIONS FOR 2 ABUTTING PROPERTIES TO THE SOUTH WILL ALSO BE SUBMITTED.

Applicant: JOHNSON DALE
240 PARK AVE N
RENTON WA
425-306-8688

Tax ID

7224000280

Owner: BADISSY ZINE+NAJIBA
4909 119TH PL NE
KIRKLAND WA

Planner: Gerald Wasser

LUA11-057 / HOWELL ADDITION SME**Status: APPROVED****Submittal Date:** 07/08/2011**Acceptance Date:** 07/21/2011**Decision Date:** 07/21/2011**Associated Land Use Actions** Shoreline Exemption**Address:**

2827 MOUNTAIN VIEW AVE N

Description: THE APPLICANT PROPOSED TO ADD 1,116 SF TO AN EXISTING SINGLE FAMILY HOUSE IN THE R-8 ZONE ALONG THE SHORE OF LAKE WASHINGTON.

7/21/2011 -- B110289 approved.

1-27-012 plans revised requiring new exemption decision

Applicant: HOWELL R SCOTT & LOIS
4744 E MERCER WAY
MERCER ISLAND WA
206.619.5911

Tax ID

3342104009

Contact: MILLER SCOTT
SCOTT MILLER ARCHITECTS
10777 MAIN STREET
BELLEVUE WA
425.455.5549
fivemillers1@comcast.net

Owner: MAXWELL STEVEN A+MARCIE E
P O BOX 2048
RENTON WA

Planner: Gerald Wasser

Category: Single Family**LUA11-053 / LARSON PARKE****Status: RECORDED****Submittal Date:** 06/30/2011**Decision Date:** 06/30/2011**Associated Land Use Actions****Address:**

18469 114TH AVE SE
 18465 114TH AVE SE
 18461 114TH AVE SE
 18477 114TH AVE SE
 18481 114TH AVE SE
 18485 114TH AVE SE
 18450 114TH AVE SE
 18444 114TH AVE SE
 18440 114TH AVE SE
 18436 114TH AVE SE
 18426 114TH AVE SE

Description: 14-LOT PLAT PLUS 3 TRACTS APPROVED AND RECORDED BY KING COUNTY. TRANSFERED TO RENTON TO FOLLOW UP ON BONDS: STREET TREE INSTALLATION, RECREATION TRACT, AND LANDSCAPING. TRACT A IS A RECREATION/OPEN SPACE TRACT. TRACT B IS AN ACCESS TRACT AND TRACT C IS A STORM DRAINAGE TRACT.

Owner: LARSON PARK HOA
 18450 114TH AVE SE
 RENTON WA

Owner: BENTLER GERALD L & JODIE R
 18450 114TH AVE SE
 RENTON WA

Owner: BURKLUND MATTHEW A
 18477 114TH AVE SE
 RENTON WA

Owner: CAHILL PATRICK RYAN
 18444 114TH AVE SE
 RENTON WA

Owner: KUN DINAH N+ANNA N
 8828 SE 40TH ST
 MERCER ISLAND WA

Owner: NGUYEN LOC
 18485 114TH AVE SE
 RENTON WA

Owner: PHILAKHAM GEORGE B+PAMELA V
 18465 114TH AVE SE
 RENTON WA

Owner: QUACH THANH VAN
 18440 114TH AVE SE
 RENTON WA

Tax ID

4193100140
 4193100010
 4193100030
 4193100040
 4193100050
 4193100060
 4193100070
 4193100080
 4193100090
 4193100100
 4193100110
 4193100120
 4193100130

Category: Single Family**LUA11-053 / LARSON PARKE****Status: RECORDED**

Owner: QUINTEROS JORGE+RODRIGO G+J
18426 114TH AVE SE
RENTON WA

Owner: SMITH BRANDON
18481 114TH AVE SE
RENTON WA

Owner: VANG YANG M
18461 114TH AVE SE
RENTON WA

Owner: WARNER HENRY J
4465 PLEASAND BEACH DR NE
BAINBRIDGE ISLAND WA

LUA11-051 / COPPER RIDGE FINAL PLAT**Status: RECORDED****Submittal Date:** 06/27/2011**Acceptance Date:** 07/26/2011**Decision Date:** 11/15/2011**Associated Land Use Actions** Final Plat**Address:** NE 19TH STREET AND REDMOND AVE NE

Description: 16-LOT FINAL PLAT--CREDIT FOR TWO EXISTING RESIDENCES PREVIOUSLY DEMOLISHED. SITE HAS STEEP SLOPES AND CLASS 3 STREAM. VARIANCE GRANTED TO CROSS STREAM FOR SEWER LINE AND STORM DRAINAGE. CITY WATER, SEWER, STORM. AND LIGHTING.

11/15/2011 - Hearing Examiner decision: approved with conditions

Mylar Recording #20111215000897

RE-ISSUED Mylar Recording #20120117001554

Contact: SOUNDBUILT NORTHWEST
PB BOX 73790
PUYALLUP, WA
253-539-8116

Tax ID

0423059038

0423059190

Owner: WASHINGTON LAND MANAGEMENT
3147 N 24TH ST
TACOMA, WA
253-539-8116

Planner: Jan Illian

Reviewer: Henning Jennifer Then As Of 6-28-11 Rocale Timmo

Category: Single Family**LUA11-050 / LAURELHURST III FINAL PLAT****Status: RECORDED****Submittal Date:** 06/24/2011**Acceptance Date:** 07/18/2011**Decision Date:** 10/20/2011**Associated Land Use Actions** Final Plat**Address:** NE 2ND STREET & BREMERTON AVENUE NE**Description:** Laurelhurst Division 3 is a final plat for a 14 single-family residential development. The plat includes the installation of watermain, sanitary sewer main, storm, curb, gutter, sidewalks, street paving and street lights.**Applicant:** CLASSIC CONCEPTS V LLC
PO BOX 146
RENTON WA
425.228.9750**Tax ID**

1523059030

Contact: JONES WAYNE
PO BOX 146
RENTON WA
425.228.9750
waynejonesjr@gmail.com**Owner:** CLASSIC CONCEPTS V LLC
PO BOX 146
RENTON WA
425.228.9750**Planner:** Rocale Timmons**Reviewer:** Arnetta Henninger**LUA11-047 / MATVEEV RES STDS MOD****Status: APPROVED****Submittal Date:** 06/16/2011**Acceptance Date:** 07/21/2011**Decision Date:** 07/21/2011**Associated Land Use Actions** Modification**Address:** 1119 N 33RD ST**Description:** MODIFICATION REQUEST TO ALLOW A NEW SINGLE FAMILY RESIDENCE TO HAVE A FLAT ROOF STYLE RATHER THAN A SHED ROOF OR A ROOF WITH A MINIMUM 6/12 PITCH.**Contact:** ANCHEYEV ALEXEY
URBAN DESIGN GROUP
879 RAINIER AVE N #A-200
RENTON, WA
206-838-8250**Tax ID**

3342101845

Owner: MATVEYEV EMIL
650 BELLEVUE WAY NE #2802
BELLEVUE WA

Category: Single Family**LUA11-046 / MATTHEW'S ADU****Status: APPROVED****Submittal Date:** 06/16/2011**Acceptance Date:** 06/30/2011**Decision Date:** 08/22/2011**Associated Land Use Actions** Administrative Conditional Use**Address:**

223 GARDEN AVE N

Description: The applicant is requesting approval of an Administrative Conditional Use Permit to allow the continued use of an existing 775 square foot structure as an Accessory Dwelling Unit (ADU) in association with an existing single family residence and a detached garage on a 13,550 square foot lot in the Residential - 8 dwelling units per acre (R- 8) zone. The proposed ADU is currently permitted as a temporary use for a medical hardship (LUA10-053, TP). The project site is a flat lot. The proposed project is Categorically Exempt in SEPA regulations. Access to the proposed project would continue via an existing driveway from Garden Avenue North and via an existing alley on the west side of the property.

9/6/2011 - Received Request for Reconsideration of Condition 2 from applicant.

9/8/2011 - Reconsideration Request granted and Condition 2 is rescinded.

Applicant: MATTHEW JAMES F & CATHY L
223 GARDEN AVE N
RENTON WA
4125.226.1114

Tax ID

7564600250

Contact: MATTHEW JAMES F & CATHY L
223 GARDEN AVE N
RENTON WA
425.226.1114
firebell@msn.com

Owner: MATTHEW JAMES F+CATHY L
223 GARDEN AVE N
RENTON WA

Planner: Gerald Wasser

LUA11-045 / REED 3707 PATIO**Status: APPROVED****Submittal Date:** 06/15/2011**Acceptance Date:** 06/20/2011**Decision Date:** 06/20/2011**Associated Land Use Actions** Shoreline Exemption**Address:**

3707 LAKE WASHINGTON BLVD N

Description: The applicant is requesting a Shoreline Exemption for the installation of a patio using Uni Eco-Priora permeable pavers in place of the existing 700 square feet of yard area in association with an existing single family residence on the shore of Lake Washington. The site is a 4,549 sf lot in the Residential - 8 dwelling units/acre (R-8) zone. Installation of the patio is estimated to be completed within two weeks during the summer of 2011.

Category: Single Family**LUA11-045 / REED 3707 PATIO****Status: APPROVED**

Applicant: REED DAVID
3707 LAKE WASHINGTON BLVD N
RENTON WA
206.852.6726

Tax ID

3342700260

Contact: REED DAVID
3707 LAKE WASHINGTON BLVD N
RENTON WA
206.852.6726
david.reed@boeing.com

Owner: REED DAVID
3707 LAKE WASHINGTON BLVD N
RENTON WA
206.852.6726

Planner: Gerald Wasser

LUA11-043 /**Status: APPROVED****Submittal Date:** 06/09/2011**Acceptance Date:** 06/24/2011**Decision Date:** 06/24/2011**Associated Land Use Actions** Modification**Address:**

1012 N 29TH ST

Description: REQUEST FOR MODIFICATION OF RESIDENTIAL DESIGN REGULATIONS TO PERMIT A SF GARAGE TO EXCEED 50% OF THE GROUND FLOOR FACADE

See CP11050

Applicant: ISOLA REAL ESTATE
P.O. BOX 817
RENTON WA
425-282-0435

Tax ID

3342101190

Owner: ISOLA REAL ESTATE
P.O. BOX 817
RENTON WA
425-282-0435

Planner: Gerald Wasser

LUA11-041 / DESIGN MOD FOR 1010 N 29TH ST**Status: APPROVED****Submittal Date:** 06/07/2011**Acceptance Date:** 06/24/2011**Decision Date:** 06/24/2011**Associated Land Use Actions** Modification

Category: Single Family**LUA11-041 / DESIGN MOD FOR 1010 N 29TH ST** **Status: APPROVED****Address:**

1010 N 29TH ST

Description: NEW SINGLE FAMILY RESIDENCE WITH A RESIDENTIAL DESIGN REGULATION MODIFICATION REQUEST TO EXCEED THE 50% MAXIMUM PERMISSIBLE GARAGE WIDTH AT GROUND LEVEL.

See CP11086

Owner:ISOLA REAL ESTATE III LLC
450 SHATTUCK AVE S #201
RENTON WA
425-282-0435**Tax ID**

3342101195

Planner:

Gerald Wasser

LUA11-040 / DESIGN MOD FOR 812 N 30TH ST **Status: APPROVED****Submittal Date:** 06/07/2011**Acceptance Date:** 06/24/2011**Decision Date:** 06/24/2011**Associated Land Use Actions** Modification**Address:**

812 N 30TH ST

Description: NEW SINGLE FAMILY HOME AND RESIDENTIAL DESIGN REGULATION MODIFICATION REQUEST FOR A GARAGE EXCEEDING 50% OF GROUND FLOOR FACADE WIDTH.

See CP11049

Owner:ISOLA REAL ESTATE III LLC
450 SHATTUCK AVE S #201
RENTON, WA
425-282-0435**Tax ID**

3342100421

Planner:

Gerald Wasser

LUA11-039 / DESIGN MOD FOR 810 N 30TH ST **Status: APPROVED****Submittal Date:** 06/07/2011**Acceptance Date:** 06/24/2011**Decision Date:** 06/24/2011**Associated Land Use Actions** Modification**Address:**

810 N 30TH ST

Description: NEW HOUSE WITH RESIDENTIAL DESIGN MODIFICATION REQUEST FOR GARAGE EXCEEDING 50% OF GROUND FLOOR FACADE WIDTH

See CP11048

Category: Single Family**LUA11-039 / DESIGN MOD FOR 810 N 30TH ST****Status: APPROVED**

Owner: ISOLA REAL ESTATE III LLC
 450 SHATTUCK AVE S, #201
 RENTON, WA
 425-282-0435

Tax ID

3342100420

Planner: Gerald Wasser

LUA11-038 / PUGET COLONY LLA**Status: RECORDED****Submittal Date:** 06/02/2011**Acceptance Date:** 06/14/2011**Decision Date:** 07/28/2011**Associated Land Use Actions** Lot Line Adjustment**Address:**

5005 SE 2ND ST
 4909 SE 2ND ST
 4915 SE 2ND ST
 4921 SE 2ND ST

Description: The applicant is requesting a lot line adjustment on four lots in the Residential - 4 dwelling units/acre (R-4) zone. Two of the lots are currently developed with single family residences and garages with two vacant lots between them. The lot line adjustment would correct a lot line encroachment. The lots include Lots 50, 51, 52, and 53, Puget Colony Homes, as per plat recorded in Volume 86 of Plats, Page 59, Records of King County. Currently, Lot 50 is 14,604 sf, Lot 51 is 13,002 sf, Lot 52 is 11,595 sf, and Lot 53 is 10,749 sf. The requested lot line adjustment would result in Lot 50 having 16,637 sf, Lot 51 having 11,934 sf, Lot 52 having 11,370 sf, and Lot 53 having 10,010 sf.

Applicant: JONES WM WAYNE JR
 LAKERIDGE DEVELOPMENT INC
 PO BOX 146
 RENTON WA
 425.228.9750

Tax ID

6928000530

6928000500

6928000510

6928000520

Contact: JONES WM WAYNE JR
 LAKERIDGE DEVELOPMENT INC
 PO BOX 146
 RENTON WA
 425.228.9750

Owner: GALUSHA GREGORY S
 22753 SE 266TH ST
 MAPLE VALLEY WA

Owner: SPENCER RICHARD+PAMELA
 14013 SE 135TH ST
 RENTON WA

Planner: Gerald Wasser

Category: Single Family**LUA11-035 / EPIC PROPERTY SHORT PLAT****Status: RECORDED****Submittal Date:** 05/26/2011**Acceptance Date:** 06/14/2011**Decision Date:** 08/25/2011**Associated Land Use Actions** , Administrative Short Plat**Address:**

12103 SE 161ST ST

Description: The applicant is requesting approval of an Administrative Short Plat for a 2-lot subdivision of an 11,119 square foot parcel in the Residential - 8 dwelling units per acre (R-8) zone. Proposed Lot 1 would be 5,709 square feet and has an existing residence (to remain). Proposed Lot 2 would be 5,397 square feet. The project site is flat. Access to proposed Lot 1 would continue via an existing driveway from SE 161st Street and access to proposed Lot 2 would be via a new driveway from 121st Avenue SE.

Applicant: EPIC PROPERTY INVESTMENTS LLC
PO BOX 1491
BELLEVUE WA
425.533.0314

Tax ID

1423500330

Contact: WILSON TERRY
CRAMER NORTHWEST
PO BOX 158
KENT WA
253.852.4880
terry@cramernw.com

Owner: GARCIA REYES+GUADALUPE
12103 SE 161ST ST
RENTON WA

Planner: Gerald Wasser**Reviewer:** Arneta Henninger**LUA11-034 / McCormick Plat****Status: APPROVED****Submittal Date:** 05/25/2011**Acceptance Date:** 06/06/2011**Decision Date:** 01/20/2012**Associated Land Use Actions** Environmental (SEPA) Review, Preliminary Plat, Preliminary Planned Urban Dev, Hearing Examiner Variance**Address:**

16405 MAPLE VALLEY HWY

Description: The applicant is requesting Environmental Review (SEPA), a Preliminary Plat and Planned Urban Development (PUD), and a critical areas Variance to place utilities in a stream buffer, for a 34 lot subdivision of one parcel located at 16405 Maple Valley Highway. The subject site is zoned Residential 8 (R-8) units/net acre and is approximately 7.32 acres in area. A portion of the site is located within King County, in the RA-5 zone, resulting in a total land area of 11.59 acres. The proposed density of the site would be 6.33 dwelling units per acre. The site is currently developed with the Valley View Mobile Home Park, which contains 47 mobile homes and two stick built structures. The proposed lots range in size from 2,444 square feet to 3,421 square feet. In addition to the 34 lots, 10 tracts are proposed for

Category: Single Family**LUA11-034 / McCormick Plat****Status: APPROVED**

Critical Areas, Open Space, Utilities, Detention, and a Park. Access to all lots is proposed via new roads off of Maple Valley Highway. The subject site contains landslide hazards, seismic hazards, erosion hazards, wetlands, and a stream; as such, the applicant provided a Critical Areas Report and a Geotechnical Report. Excluding trees located in critical areas, the applicant has proposed to retain two significant trees on site and replant with a minimum of 36 new trees. The development would require approximately 8,248 cubic yards of excavated material and 7,924 cubic yards of fill. The proposed project would provide two new public streets and a public alley in addition to a small park and circular trail system and a detention pond.

12-15-11: Error Note:

It should be noted, that with the original application, it was believed by staff that a variance would be required for the water line to cross the stream buffer. However, since the original submittal, this request was re-evaluated against Title IV, and staff identified that utility crossings are a permitted alteration to a stream, subject to specific approval criteria.

2/2/12 - Variance fee refunded.

Applicant: GREG DIENER
PACIFIC ENGINEERING DESIGN , LLC
15445 53RD AVE. S, SUITE 100
SEATTLE, WA
206-431-7970
greg@paceng.com

Tax ID

2323059029

Owner: MCCORMICK ROBERT
161 MAPLEWAY ROAD
SELAH WA
509-945-2219

Planner: Vanessa Dolbee

Reviewer: Arneta Henninger

LUA11-030 / YAHODY SPECIAL FENCE PERMIT**Status: APPROVED**

Submittal Date: 05/10/2011

Acceptance Date: 06/15/2011

Decision Date: 06/15/2011

Associated Land Use Actions Special Fence Permit

Address:

1018 PIERCE CT NE

Description: APPLICANT PROPOSES TO INSTALL A 6-FOOT HIGH FENCE WITHIN FRONT YARD AND SIDE YARD ALONG A STREET

Category: Single Family**LUA11-030 / YAHOUDY SPECIAL FENCE PERMIT****Status: APPROVED**

Applicant: YAHOUDY LOUIS & CAROLYN
 1018 PIERCE CT NE
 RENTON WA
 425-226-9753

Tax ID

0425500250

Owner: YAHOUDY LOUIS J
 1018 PIERCE CT NE
 RENTON WA

Planner: Jennifer Henning

LUA11-028 / HEATON/TEUNG LLA**Status: RECORDED****Submittal Date:** 05/03/2011**Acceptance Date:** 05/19/2011**Decision Date:** 06/30/2011**Associated Land Use Actions** Lot Line Adjustment**Address:**

16620 109TH AVE SE
 16606 109TH AVE SE

Description: THE APPLICANT PROPOSES TO ADJUST A COMMON PROPERTY BOUNDARY BETWEEN TWO LOT ABUTTING PARCELS TO MOVE THE LINE 30 FEET TO THE SOUTH. LOT 1 OF THE RESULTING PARCELS WOULD HAVE 54,300 S.F. AND LOT 2 WOULD HAVE 35,520 S.F. THE PROJECT SITE IS ZONED R-8.

Applicant: TEUNG YAOTA & CHAO
 PO BOX 78414
 SEATTLE WA 98178
 206-769-9281

Tax ID

0088000509

0088000510

Contact: OHARE JEROLD
 PO BOX 13133
 BURTON, WA
 206-463-5489

Owner: HEATON VARR E+SHARON R
 16620 109TH AVE SE
 RENTON WA

Planner: Jennifer Henning

Reviewer: Kayren Kittrick

LUA11-026 / FIX ADDITION SME**Status: APPROVED****Submittal Date:** 04/29/2011**Acceptance Date:** 05/03/2011**Decision Date:** 05/03/2011**Associated Land Use Actions** Shoreline Exemption

Category: Single Family**LUA11-026 / FIX ADDITION SME****Status: APPROVED****Address:**

3007 MOUNTAIN VIEW AVE N

Description: 204 SF MASTER BEDROOM ADDITION OVER AN EXISTING PATIO**Applicant:**FIX MONICA
3007 MOUNTAIN VIEW AVENUE
RENTON WA
206.321.6154**Tax ID**

3342103930

Contact:INGHAM KELLE
TERHOUNE HOMES INC
PO BOX 1267
KENT WA
253.854.8500
kelle@terhounehomes.com**Owner:**FIX M MONICA
3007 MOUNTAIN VIEW AVE N
RENTON WA**Planner:**

Gerald Wasser

LUA11-023 / HORNE REZONE**Status: PENDING****Submittal Date:** 04/28/2011**Acceptance Date:** 06/23/2011**Associated Land Use Actions** Environmental (SEPA) Review, Rezone**Address:**Along the west side of Nile Ave NE, just
2357 NILE AVE NE
5604 NE 24TH ST
2411 NILE AVE NE
5625 NE 26TH ST
2351 NILE AVE NE
2405 NILE AVE NE
5601 NE 24TH ST**Description:** The applicant is requesting a rezone for 12 single family lots from the R-1 to the R-4 zoning designation. The 12 parcels consists of 7.37 acres of area and is located along the eastern boundary of the city just south of SE May Valley Road adjacent/abutting Nile Ave NE. The project area is encumbered by steep slopes and wetlands.**Applicant:**ED HORNE
5604 NE 24TH ST
RENTON, WA
206-571-8524**Tax ID**

0323059322

0323059004

0323059106

0323059193

0323059194

0323059199

Contact:ENCOMPASS ENGINEERING
165 NE JUNIPER ST, STE 201
ISSAQUAH, WA

Category: Single Family**LUA11-023 / HORNE REZONE****Status: PENDING**

Owner: FELLABAUM MATTHEW+BETSY
2411 NILE AVE NE
RENTON WA

Owner: GROWTH CAPITAL PARTNERS II
1411 4TH AVE #850
SEATTLE WA

Owner: HAUGEN GENE+COUTTS
2405 NILE AVE NE
LEESA

Owner: HORNE WILLIAM E LIVING TR
5604 NE 24TH ST
RENTON WA
HORNE WILLIAM E+MARY A TTEE

Owner: MACKAY PAUL F JR+TAMMY L
5625 NE 26TH ST
RENTON WA

Owner: NEWFOURTH LLC
19244 39TH AVE S
SEATAC, WA
425-444-0461

Owner: ORANGE DAVID T
2357 NILE AVE NE
RENTON WA

Owner: SCOFIELD JONATHAN N
14701 SE 100TH ST
RENTON WA

Planner: Rocale Timmons

0323059219
0323059221
0323059224
0323059233
0323059257
0323059258

LUA11-022 / SHIRAZI SHORT PLAT**Status: APPROVED****Submittal Date:** 04/26/2011**Acceptance Date:** 08/31/2011**Decision Date:** 09/10/2012**Associated Land Use Actions**

, Environmental (SEPA) Review, Administrative Short Plat

Address:

215 NW 2ND PL

Description: Applicant requests short plat approval for the subdivision of an 11,004 s.f. site into 2 lots for the eventual development of single family residential homes. The site is zoned R-8 and the 2 lots would result in a density of 7.92 dwelling units per acre. According to the City's mapping, the site contains areas of protected slopes*, which meet the definition of Sensitive Slopes. The site is also considered to be a Hillside Subdivision. Approximately 35 cubic yards would be graded for site driveways. Access would be from NW 2nd Place.

9/23/11 *The applicant's engineer was subsequently able to provide information confirming that the slopes were not technically able to be classified as "protected", therefore a refund of

Category: Single Family**LUA11-022 / SHIRAZI SHORT PLAT****Status: APPROVED**

80% of the project's SEPA fee was given pursuant to the City's adopted Fee Schedule Brochure.

Applicant: SHIRAZI MEHRDAD Z
1518 58TH AVENUE NE
TACOMA WA
425.503.9343

Tax ID

4204400336

Contact: TOUMA TOM
TOUMA ENGINEERS & LS, PLLC
6632 SOUTH 191ST PLACE
SUITE E102
KENT WA
425.251.0665
mhtouma@aol.com

Owner: SHIRAZI MEHRDAD Z
1518 58TH AVE NE
TACOMA WA

Planner: Jennifer Henning

Reviewer: Arneta Henninger

LUA11-019 / PATRICK ADDITIONAL ANIMALS PER**Status: APPROVED****Submittal Date:** 04/18/2011**Acceptance Date:** 06/30/2011**Decision Date:** 08/24/2011**Associated Land Use Actions** Additional Animals Permit**Address:**

758 QUEEN AVE NE

Description: Application requesting an Additional Animals Permit to allow the keeping of 2 fixed feral cats (in garage) plus 3 bulldogs (in house). The permit is needed in order to exceed the number of allowed household pets (3 are allowed without a permit).

8-6-12 Update, sent customer an email stating:

Hello Mr. and Mrs. Patrick,

Thank you for coming in today to renew your "Additional Animals Permit" allowing for three English Bulldogs and 2 cats. As we discussed on the phone today, the City's regulations have recently changed and annual renewal of your permit is no longer required.

I have update our computer system to reflect that your permit for the additional animals will remain valid without the need for renewal as long as there are no documented violations of the City's animal keeping and nuisance regulations (e.g. noise, sanitation, etc.).

Please retain this email with your permit records. Thank you again,

Laureen Nicolay, Senior Planner

Category: Single Family**LUA11-019 / PATRICK ADDITIONAL ANIMALS PER Status: APPROVED**

Applicant: PATRICK MICHAEL
758 QUEEN AVE NE
RENTON WA 98056

Tax ID

0421000165

Owner: PATRICK MICHAEL E+ELIZABETH
758 QUEEN AVE NE
RENTON WA

Planner: Rocale Timmons

LUA11-016 / P & L ROGERS LLA Status: RECORDED

Submittal Date: 04/07/2011

Acceptance Date: 04/18/2011

Decision Date: 05/19/2011

Associated Land Use Actions Lot Line Adjustment

Address:

444 PARK AVE N
450 PARK AVE N

Description: The applicant is requesting a lot line adjustment which would create two lots from four existing lots in the Commercial Arterial (CA) zone. The lot line adjustment would facilitate a lot design which would enable the future sale of each of two existing commercial structures. The lots include Lots 10, 11, 12, and 13 of Block 8, Renton Farm Plat. Currently Lot 10 is 4,762 sf, Lot 11 is 4,765 sf, Lot 12 is 4,768 sf, and Lot 13 is 5,301 sf. The requested lot line adjustment would result in proposed Lot A having 7,519 sf and proposed Lot B having 12,077 sf.

Applicant: ROGERS LODIE & PHYLLIS
P & L VENTURES
17915 NE 19TH PL
BELLEVUE WA
425.444.2512
lodiefoodman@gmail.com

Tax ID

7224000675

Owner: P&L VENTURES
17915 NE 19TH PL
BELLEVUE WA

Planner: Gerald Wasser

Reviewer: Kayren Kittrick

LUA11-014 / GERMANN GARAGE VARIANCE Status: APPROVED

Submittal Date: 04/04/2011

Acceptance Date: 04/08/2011

Decision Date: 05/16/2011

Associated Land Use Actions Administrative Variance

Category: Single Family**LUA11-014 / GERMANN GARAGE VARIANCE****Status: APPROVED****Address:**

19654 104TH AVE SE

Description: The applicant is requesting approval of an Administrative Variance from the provisions of the Renton Municipal Code (RMC) regulating side yard setbacks for primary and attached accessory structures in the Residential - 1 dwelling unit per acre (R-1) zone (RMC 4-2-110A). The applicant is proposing to add a new 576 square foot attached garage in association with an existing 2,140 square foot existing single family residence. The variance would be to allow a 5-foot side yard setback for the proposed attached garage where a 15-foot side yard setback is required. Access to the proposed garage would be via an existing driveway from 104th Avenue SE.

Applicant:

GERMANN PATRICIA
19654 104TH AVE SE
RENTON WA
425.237.4799

Tax ID

5672000050

Contact:

WEBB TOM
KEYSTONE CONSTRUCTION
8454 ISLAND DR S
SEATTLE WA
206.377.9079
twebb@covad.net

Owner:

GERMANN PATRICIA
19654 104TH AVE SE
RENTON WA

Planner:

Gerald Wasser

LUA11-013 / ROSEWOOD HIGHLANDS FP**Status: RECORDED****Submittal Date:** 03/21/2011**Acceptance Date:** 04/12/2011**Decision Date:** 08/22/2011**Associated Land Use Actions** Final Plat**Address:**

224 UNION AVE NE
236 UNION AVE NE
242 UNION AVE NE
246 UNION AVE NE

Description: 27 LOT FINAL PLAT--Rosewood Highlands is a 27 lot single family residential Final Plat. The plat includes the installation of sanitary sewer, water, storm, street, street lighting, curb, gutter and sidewalk, a Tract for storm and another Tract for the Wetlands.

Category: Single Family**LUA11-013 / ROSEWOOD HIGHLANDS FP****Status: RECORDED**

Applicant: ROZDAY CAROL
AMERICAN CLASSIC HOMES
9725 SE 36TH ST STE 214
MERCER ISLAND, WA
425-614-8020

Contact: FLOOD CYNTHIA
ESM CONSULTING ENGINEERS
181 S 333RD ST, BLDG C, STE 210
FEDERAL WAY, WA
253-838-6118

Owner: GLADCO DEVELOPMENT LLC
9725 SE36TH ST STE 214
MERCER ISLAND, WA
425-614-8020

Owner: WOODALL ROSE
248 UNION AVE NE
RENTON WA

Planner: Timmons Rocale

Reviewer: Henninger Arneta

Tax ID

5182100079
5182100068
5182100069
5182100073
5182100081
5182100085

LUA11-011 / TEA KAN MA FENCE**Status: APPROVED****Submittal Date:** 03/02/2011**Acceptance Date:** 03/29/2011**Decision Date:** 03/29/2011**Associated Land Use Actions** Special Fence Permit**Address:**

340 KIRKLAND AVE SE

Description: Request for a special fence permit to allow a 6-foot high cedar fence to built within the side yard along a street and along the rear yard within the side yar setback of a parcel in the Residential-10 dwelling units per acre (R-10) zone.

3/22/11 - Received a request for reconsideration from property's HOA.

3/29/11 - Request for reconsideration denied and original approval of the special fence permit is upheld. Letter of decision mailed to applicant and HOA contact Bert Lysen. New decision date: 3/29/11 and appeal period ends 4/12/11.

4/13/11 - A field inspection of the fence and landscaping was conducted by the Planning Division project Manager and the project satisfies the conditions of approval.

Category: Single Family**LUA11-011 / TEA KAN MA FENCE****Status: APPROVED**

Applicant: MA TEA KAN
15447 SE 21ST PLACE
BELLEVUE WA
206.228.1828

Tax ID

4307351090

Owner: YOUNGBLOOD GLEN G+ANGELA J
6082 167TH AVE SE
BELLEVUE WA

Planner: Gerald Wasser

LUA11-010 / BROWN SHORELINE EXEMPTION**Status: APPROVED****Submittal Date:** 02/28/2011**Acceptance Date:** 03/03/2011**Decision Date:** 03/03/2011**Associated Land Use Actions** Shoreline Exemption**Address:**

3703 LAKE WASHINGTON BLVD N

Description: CONSTRUCT CARPORT IN FRONT OF EXISTING SINGLE FAMILY HOME ON THE SHORE OF LAKE WASHINGTON

Owner: BROWN JOHN MICHAEL
3703 LK WASHINGTON BLVD N
RENTON WA
206-240-0133

Tax ID

3342700270

Planner: Gerald Wasser

LUA11-003 / NORTON RESIDENCE MODIFICATIONS**Status: APPROVED****Submittal Date:** 01/28/2011**Acceptance Date:** 02/08/2011**Decision Date:** 02/08/2011**Associated Land Use Actions** Modification**Address:**

3415 BURNETT AVE N

Description: APPLICANT REQUESTS APPROVAL OF RESIDENTIAL DESIGN STANDARDS MODIFICATIONS FOR A NEW CONTEMPORARY-STYLE HOUSE IN THE R-8 ZONE.

Applicant: STETTLER DAN
3346 NE BLAKELY STREET
SEATTLE WA
206.7293663
dan@stettlerdesign.com

Tax ID

3342100010

Category: Single Family**LUA11-003 / NORTON RESIDENCE MODIFICATIONS Status: APPROVED**

Owner: GEIGER DEAN A+SARAH C
3415 BURNETT AVE N
RENTON WA

Planner: Gerald Wasser

LUA11-002 / HOLMES ADU Status: APPROVED

Submittal Date: 01/11/2011

Acceptance Date: 01/19/2011

Decision Date: 04/04/2011

Associated Land Use Actions , Administrative Conditional Use

Address:

341 WELLS AVE N

Description: The applicant is requesting approval of an Administrative Conditional Use Permit to allow the use of an existing residence as an Accessory Dwelling Unit (ADU) in conjunction with the construction of a new residence over a new two car garage on a flat 4,500 square foot lot in the Residential - 8 dwelling units per acre (R-8) zone. The proposed ADU would be 540 square feet and the proposed new residence and garage would be approximately 1,600 square feet. Vehicular access to the project site would be from an existing alley on the east side of the property.

4/1/2011: Staff determined that the new structure meets the definition of an ADU; therefore, the new structure will be considered the ADU for purposes of the analysis. The existing residence will be considered as the primary structure.

Applicant: HOLMES ROBERT A
5320 NE 26TH ST
RENTON WA
425.44.1976

Tax ID

7225500325

Contact: HANSON JIM
J HANSON CONSULTING LLC
17446 MALLARD COVE LN
MT VERNON WA
360.422.5056

Owner: MCGUANE MICHAEL H
341 WELLS AVE N
RENTON WA

Planner: Gerald Wasser